Godin Property Brokers LLC
★★★★★ Commercial / Industrial

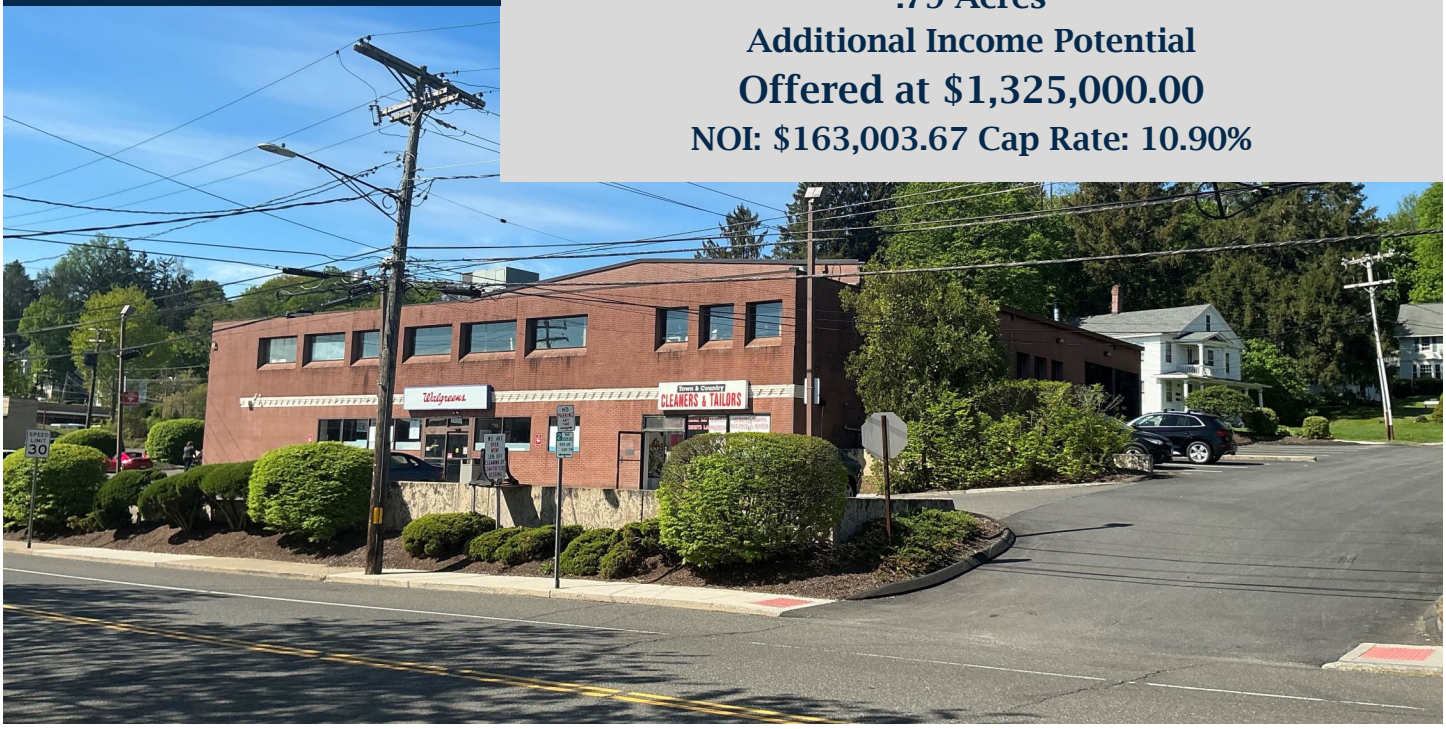
FOR SALE

CONTACT: ED GODIN or MARY BUCKLEY
E-mail: Egodinpb@gmail.com
E-mail: Mbuckley.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762



620 Main Street
Watertown, CT 06795

Investment Opportunity
20,266 +/- S/F Retail Building
Primary Tenant - Walgreens
Prime Location with High Visibility on Busy Main Street
Strong Traffic Counts - 15,300+ Cars Daily
.79 Acres
Additional Income Potential
Offered at $1,325,000.00
NOI: $163,003.67 Cap Rate: 10.90%



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	**620 Main Street**
CITY, STATE	**Watertown, CT 06795**

BUILDING INFO

Total S/F	20,266 +/-
Floors	2
Avail S/F	20,266 +/-
Ceiling Height	
Roof	Rubber Membrane / New 2013
Ext. Construction	Brick
Date Built	1935

UTILITIES

Sewer	City
Water	City
Gas/Oil	Eversource
Electrical	400 amp

MECHANICAL EQUIP.

Air Conditioning	Yes - Main Level
Sprinkler / Type	
Type of Heat	Gas

OTHER

Acres	.79
Zoning	BC
Parking	Ample Parking Lot
State Route / Distance To…	RT 8 & I-84

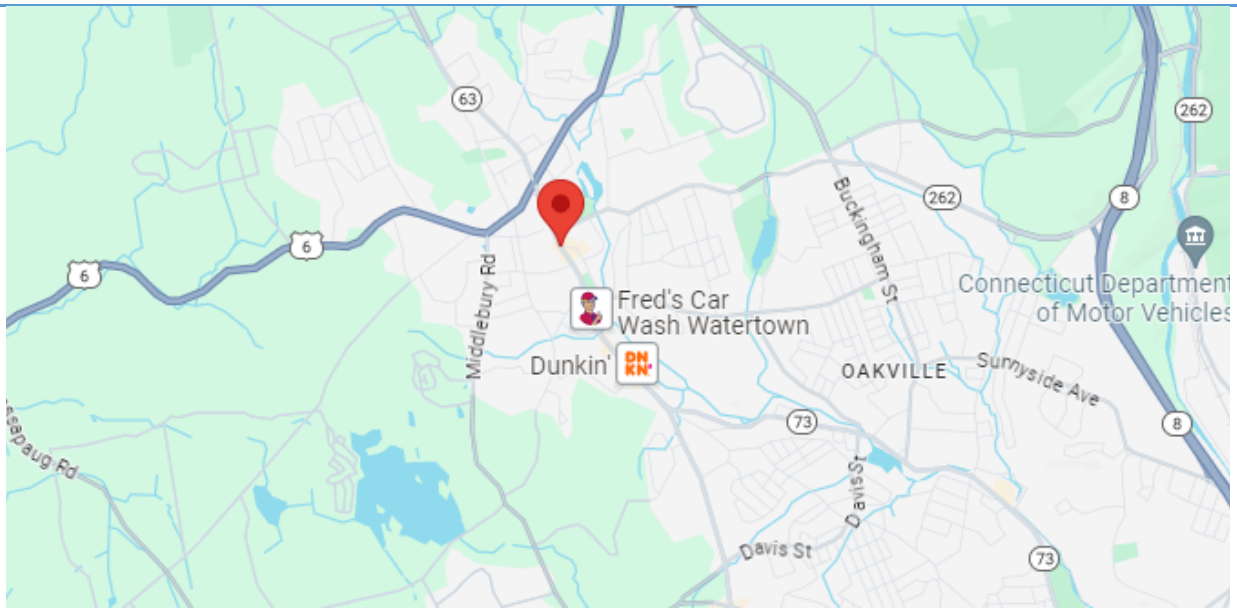
TAXES

Assessment	$1,123,150.00
Appraisal	$1,604,500.00
Mill Rate	30.04
Taxes	$33,739.43

TERMS

Sale Price	$1,325,000.00

**** Adjacent residential property available as an optional addition.**



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Godin Property Brokers LLC

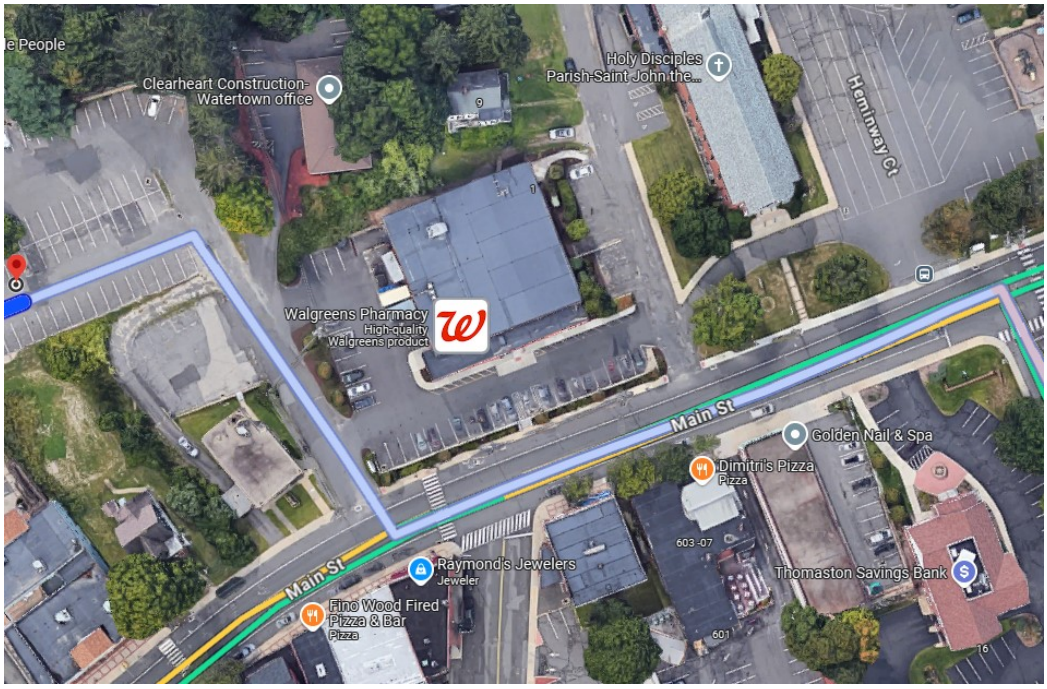
★★★★★ Commercial / Industrial











Rent Roll 2025

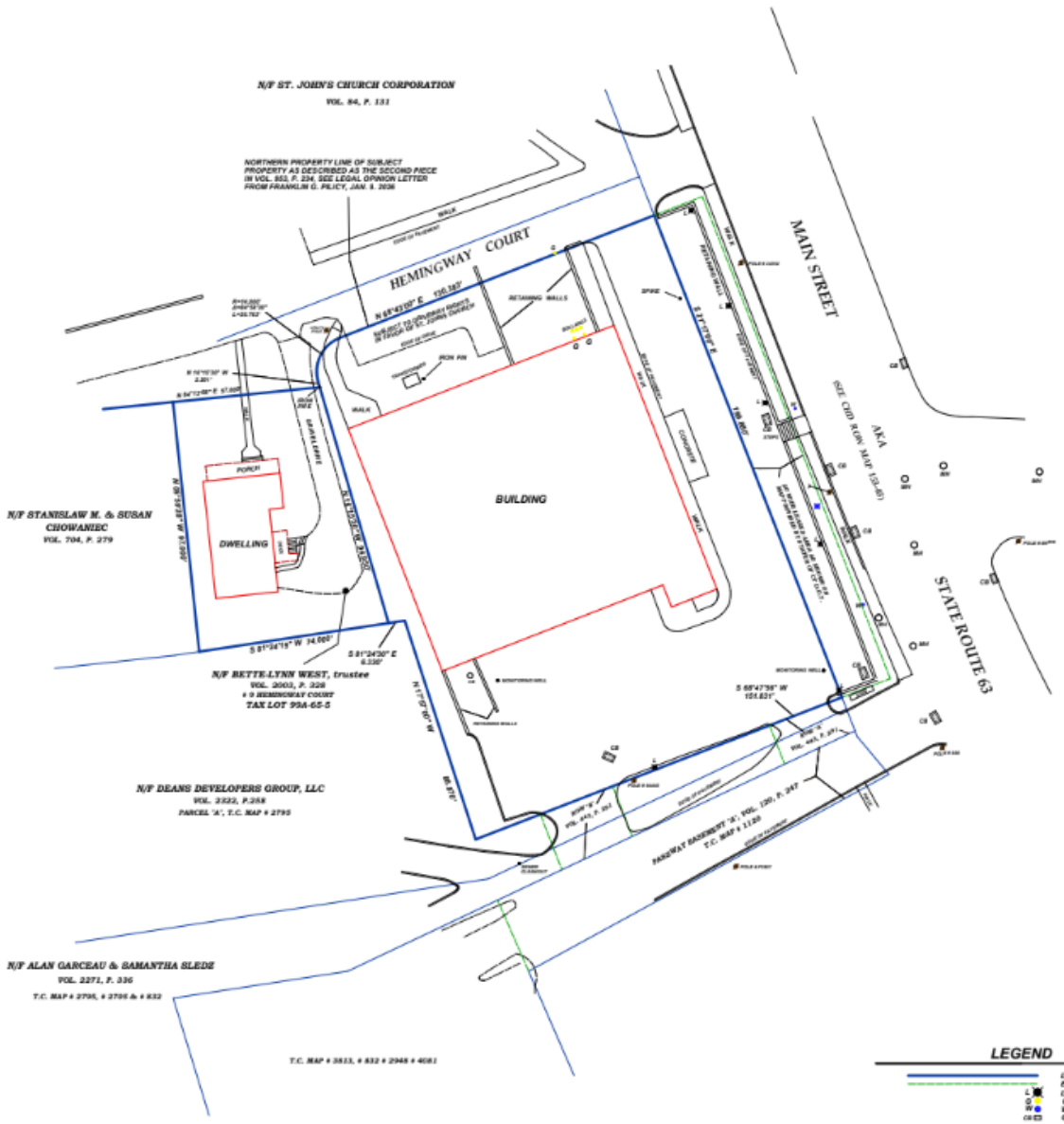
Tenant Name	Square Feet	Pro Rate	Monthly Rate	Rent $ S/F Monthly	Rent Annually	Rent S/F	Pro Rate	Lease Start	Lease End
Maxi Drug, Inc. (Walgreens)	8,166	40.00%	$12,010.83	$1.47	$144,130.00	$17.65	52.00%	July 1986	September 30, 2028
T&C Massaro, LLC	2,000	10.00%	$2,500.00	$1.25	$30,000.00	$15.00	12.00%	April 1999	Month-to Month
Vacant (Projected Rental Figures)	10,100	50.00%	$7,575.00	$0.75	$90,900.00	$9.00	36.00%	Potential	
Total Occupied	**10,166**	**50%**	**$14,510.83**	**$1.32**	**$174,130.00**	**$15.81**	**64.00%**		
Total Vacant	**10,100**	**50%**	**$7,575.00**	**$0.75**	**$90,900.00**	**$9.00**	**36.00%**		
Total/Wtd. Average	**20,266**	**100%**	**$22,085.83**	**$1.03**	**$265,030.00**	**$12.42**	**100%**		

2025 EXPENSES	Annually	Landlord %
Taxes	$33,739.00	$11,126.33
Insurance	$11,511.00	
Ground Maintenance	$9,439.00	
Utilities	$1,380.00	
Snow Removal	$7,125.00	
Rent Land	$3,630.00	
Repairs	$2,686.00	
Total	$69,510.00	

Tenant reimburses all operating expenses. Landlord responsible for 1/3 of real estate taxes.

PRICING SUMMARY		
Price	$1,495,000.00	
Price/SF	$73.76	
Net Operating Income	$163,003.67	
Cap Rate	10.90%	

This property has housed a pharmacy for over 30 years, currently operating as a Walgreens. It also includes Town and Country, offering tailoring and laundry services, no onsite dry cleaning. An additional 10,000 square feet of available space provides strong potential for future development or added tenancy. The adjacent residential property is also available, offering further parking expansion opportunities.



PROPERTY SURVEY

PREPARED FOR

THE PAUL D. WEST SUBCHAPTER S TRUST

620 MAIN STREET

WATERTOWN, CONNECTICUT

AREA = 29,648 SQUARE FEET = 0.681 ACRES

SCALE - 1" = 20'

TAX LOT 99A-65-4,3

OCT. 9, 2025

THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 OF THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

TYPE OF SURVEY - "PERIMETER SURVEY"

BOUNDARY DETERMINATION CATEGORY - "DEPENDENT RE SURVEY"

CLASS OF ACCURACY - "A-2"

T.C. MAP # 543 & 374

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL J. RIORDAN
LICENSED LAND SURVEYOR, REG. # 14499
RIORDAN LAND SURVEYING
185 MAIN STREET SOUTH SUITE 217
SOUTHBURY, CT. 06488
203-262-2727, FAX 203-4135

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